

079.0

0003

0015.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

442,300 /

442,300

442,300 /

442,300

442,300 /

442,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BRATTLE PL, ARLINGTON

OWNERSHIP

Owner 1:	WALTMAN-WIGHT DANIEL	Unit #:	15
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Owner 2:	WALTMAN-WIGHT JENNIFER
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Owner 3:	
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Street 1:	15 BRATTLE PLACE
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	OBANDO JORGE V -
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Owner 2:	-
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Street 1:	15-17 BRATTLE PLACE #15
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474	
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1832, having primarily Asbestos Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrooms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

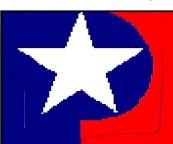
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7094																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,300			442,300		196027
							GIS Ref
							GIS Ref
							Insp Date
							08/01/18

APPRAISED: 442,300 /
USE VALUE: 442,300 /
ASSESSED: 442,300 / 442,300

**USER DEFINED**

Prior Id # 1:	196027
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:14:31
PRINT	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
OBANDO JORGE V	49195-185		3/29/2007	298,000	No	No		
MCGURL ROBERT &	35994-594		7/29/2002	289,000	No	No		
ROSENBERG JASON	24610-589		6/10/1994	75,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2015	175	Solar Pa	32,000					Installation of 50
10/16/2014	1316	Porch	2,500					
7/9/1996	309	Manual	3,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
11/17/2015	Inspected	PT	Paul T
5/21/2015	Permit Insp	PC	PHIL C
12/5/2008	MLS	MM	Mary M
11/8/2000	Hearing Chag	264	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			CONDO CONVERSION 1994, Building Number 1.																						
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																									
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																									
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																									
Prime Wall: 5 - Asbestos				A HBth:	Rating:																									
Sec Wall:		%		OthrFix:	Rating:																									
Roof Struct: 1 - Gable				OTHER FEATURES																										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																						
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
View / Desir: N - NONE				Frl:	Rating:			Other																						
GENERAL INFORMATION				WSFlue:	Rating:			Upper																						
Grade: C - Average				CONDOS INFORMATION				Lvl 2																						
Year Blt: 1832	Eff Yr Blt:			Location:				Lvl 1																						
Alt LUC:		Alt %:		Total Units:				Lower																						
Jurisdct:		Fact:	.	Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 3	Baths: 1	HB: 1																		
Const Mod:				% Own: 49.000000000				REMODELING				RES BREAKDOWN																		
Lump Sum Adj:				Name: 136 - 7094				Exterior:	No Unit	RMS	BRS	FL																		
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	3	3																		
Avg Ht/FL: STD				Functional:				Additions:																						
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:																						
Sec Int Wall:		%		Special:				Baths:																						
Partition: T - Typical				Override:				Plumbing:																						
Prim Floors: 3 - Hardwood				Total: 31 %				Electric:																						
Sec Floors:		%		CALC SUMMARY				Heating:																						
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 295.00				General:																						
Subfloor:				Size Adj.: 1.08514297				COMPARABLE SALES																						
Bsmnt Gar:				Const Adj.: 0.94990498				Rate	Parcel ID	Typ	Date	Sale Price																		
Electric: 3 - Typical				Adj \$ / SQ: 304.081																										
Insulation: 2 - Typical				Other Features: 67500																										
Int vs Ext: S				Grade Factor: 1.00																										
Heat Fuel: 1 - Oil				NBHD Inf: 0.80000001																										
Heat Type: 3 - Forced H/W				NBHD Mod:																										
# Heat Sys: 1				LUC Factor: 1.00																										
% Heated: 100		% AC:		Adj Total: 640998																										
Solar HW: NO	Central Vac:	NO		Depreciation: 198709																										
% Com Wall:	% Sprinkled:			Deprecated Total: 442288																										
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																								
Make:																														
Model:																														
Serial #:																														
Year:																														
Color:																														
SPEC FEATURES/YARD ITEMS				PARCEL ID 079-0-0003-0015.A												IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	10X8	A	AV	1960	0.00	T	40	102																		
More: N				Total Yard Items:				Total Special Features:				Total:																		